

DEVELOPMENT GUIDE FOR PLANNED UNIT DEVELOPMENT (PUD)

TYPICAL OFFICE/COMMERCIAL DEVELOPMENT GUIDE

Please follow format, order and content

- * If applicable
- ** Fill in blank

A. Title and Names

1. The name, address and phone number of the property owner.
2. The name, address and phone number of the person, firm or organization who prepared the ODP graphic and written restrictions.
3. The name of the proposed development.
4. Date of Preparation (add dates of revision)
Date of Revisions: _____

B. STATEMENT OF INTENT

Provide brief description of the intent of this proposal.

C. PERMITTED USES

1. Use Area _____ shall permit the following uses:
(List those uses you intend having – adjust list accordingly)
 - General offices
 - Medical and dental offices, clinics and laboratories
 - Financial institutions
 - Church
 - Indoor recreational facilities
 - Stores for wholesale or retail sales
 - Service establishments
 - Automobile repair and service stations
 - Schools
 - Restaurants
 - Fast-food restaurants
 - Day care facilities
 - Other

2. Accessory Uses
3. The following uses are specifically not permitted:
(Adjust list accordingly)
 - Adult entertainment, book or paraphernalia sales
 - Automobile, sale lots
 - Exterior storage
 - Drive-up windows or other drive-up facilities
 - Amplified music or public address systems located outside of a building.
4. Temporary Uses
 - Temporary construction or sales trailers and offices are permitted, provided that construction offices and trailers are removed from the site within 30 days of the issuance of a C.O. for the building to which the office is appurtenant, and sales offices are removed within 30 days of the initial sale of the last lot with this Use Area.

D. LOT AND BUILDING STANDARDS

1. Maximum number of lots: **
2. Minimum number of lots: **
3. Minimum building setback from:
 - Arterial or collector streets: **
 - Local or private streets: **
 - Interior lot lines: **
 - PD boundary: **
 - Minimum distance between buildings: ** (except for buildings with common walls)
4. Visual clearance statement:

“No fence, wall, hedge, shrub, structure, or other obstruction to view which is over 42 inches in height shall be erected, placed, or maintained within a triangle formed by the point of intersection of lot lines abutting a street and/or railroad right-of-way and the points located along the lot lines 55 feet from the point of intersection.”
5. Minimum amount of landscaped area per lot:
(Choose one according to acreage)

Planned Developments 0-6 acres	-	20%
Planned Developments 6-30 acres	-	25%
Planned Developments over 30 acres	-	30%

6. Maximum height: **
7. Maximum Gross Floor Area within this Planned Unit Development:
 **
8. Maximum Gross Floor Area for any individual building: **
9. Maximum Gross Floor Area per lots: **

E. NO-BUILD AREA RESTRICTIONS

No structures shall occur in the following areas:

1. The 100 year floodplain (except as approved by a Floodplain Development Permit).
2. Existing slopes greater than 20%.
3. Visually sensitive areas as identified on the ODP graphic.
4. Critical wildlife areas as identified on the ODP graphic.
5. ** areas as identified on the ODP graphic.

F. PARKING STANDARDS

The minimum number of required parking spaces shall be:

1. Office and financial - 1 space/300 s.f. GFA
2. Retail sales – 1 space/250 s.f. GFA
3. Church – 1 space/3 seats in principal public area, or 1 space/100 s.f. of GFA, whichever is greater
4. Wholesale sales – 1 space/1000 s.f. GFA
5. Schools – Elementary & Jr. High Schools – 2 off street/class room;
Sr. High School, Colleges, Business Schools, Universities and
Private Schools – 1 space/employee, faculty and administrator;
plus 6 spaces/10 students

6. Restaurants – 1 space/3 seats or 1 space/75 s.f. of GFA, whichever is greater
7. Fast-food restaurants – 15 spaces/1000 s.f. GFA
8. Recreational uses – 1 space/3 seats, or 1 space/150 s.f. of GFA, whichever is greater
9. Day care – 5 spaces/1000 s.f. GFA

Note: Use only those uses that are applicable.

F. FENCES AND RETAINING WALLS

1. Fences

- a. The maximum height of fences shall be 42" within the required front setback, 6 feet in all other areas.
- b. The maximum length of any fence shall not exceed 150 linear feet without:
 - 1) Varying the alignment by a change in direction of at least 30 degrees for at least 4 linear feet; or
 - 2) Changing the surface materials to a complimentary material for a minimum of 2 linear feet.
- c. No chain link or barbed wire fences are permitted.
- d. All fences adjacent to residential uses will be limited to fences constructed of wood, masonry or stucco.
- e. Permits are required prior to the construction of any fence.

2. Retaining Walls

- a. The maximum height of any single retaining wall shall not exceed 4 feet.
- b. A minimum 4 foot wide planting area must be provided between multiple, stair-stepped retaining walls and landscaped with a minimum of 4 shrubs and one tree per 30 linear feet of wall.

- c. The maximum length of any smooth surface retaining wall over 2 feet in height shall not exceed 50 linear feet without varying the surface by:
 - 1) Changing direction by at least 30 degrees for a distance of at least 4 linear feet; or
 - 2) Changing the surface materials to a complimentary material for a minimum of 4 linear feet.

H. LIGHTING

1. Lighting shall not cast glare on adjacent properties or streets.
2. Pole lights shall be downcast cut-off type not to exceed 20 feet in height.
3. Building mounted lights must be directed downward or toward the building.

I. SIGNS

See Elbert County Zoning Regulations for allowances and requirements.

J. LANDSCAPE REQUIREMENTS

1. Streetscape

Along all streets adjacent to or within the Planned Development, within a 20 foot wide area along the street a minimum average of 1 tree for every 30 linear feet of street frontage will be required. No more than 10% of the ground surface area shall be exposed gravel or mulch.

2. The following minimum sizes apply wherever landscaping is required:

Deciduous shade trees –	2 ½" caliper\	These are the
Evergreen trees -	6' height	/ required trees.
Ornamental trees -	1 ½" caliper	
Shrubs -	5 gallon container	

Existing trees should be saved where feasible and incorporated into the landscape plan. One existing tree that is 6" caliper or greater and retained on the site may be substituted for 2 required trees.

3. Maximum amount of high water consumption sod (i.e., bluegrass) shall be 20% of landscaped area.
4. All parking lots shall be landscaped as follows:
 - a. Interior of parking lots:
 - 1) Provide a minimum landscaped area of 7 feet wide between parking rows and between parking and circulation routes. Where a parking row is immediately adjacent to a circulation route other than the aisle, provide a minimum landscaped area of 7 feet wide between the parking row and circulation route.
 - 2) Maximum number of continuous parking spaces in a row shall not exceed 15 without the addition of a landscaped island that is at least 18' x 9'.
 - b. Perimeter of parking lots:
 - 1) Provide a landscaped strip at least 7 feet wide around the perimeter of the parking lot. The portion of the perimeter of a parking lot that is adjacent to an on-site building is not required to be landscaped, provided that a building does not occur at more than 2 edges of the parking lot.
 - c. All parking lot landscaping required in a) and b) above shall be landscaped with one of the following:
 - 1) Within a minimum 7 foot wide strip, provide a solid planting of shrubs (maximum spacing of 5 feet on center) with a minimum of 1 tree every 30 linear feet for the length of the planting. There must be at least 1 tree for each planted area. Within 10 feet of any automobile driving lane interior to the project, shrubs may not exceed 3 feet tall.
 - 2) Within a minimum 18 foot wide strip, provide a minimum 3 foot high earth berm. A minimum of 1 tree every 30 linear feet must be planted. No more than 10% of the ground surface area shall be exposed gravel or mulch.

- 3) Within a minimum 9 foot wide strip, provide a minimum 3 foot high wall or opaque fence. A minimum of 1 tree every 30 linear feet must be planted. No more than 10% of the ground surface area shall be exposed gravel or mulch.
5. All land area disturbed by grading, except for cuts into competent bedrock, shall be re-vegetated with adequate vegetative cover within 12 months of the disturbance. All finish grading shall emulate natural conditions with all cut and fill slopes blended back into natural grade with smooth, rounded transition rather than distinct, angular grade breaks.
6. At least 25% of the site shall be landscaped.

K. OUTDOOR STORAGE

1. All outdoor dumpsters and trash cans shall be screened from public view with a fence or wall and landscaping. The point of access must be screened by an opaque gate, but no landscaping is required along this side.
2. Screening fences and walls abutting buildings shall be made of the same finish materials as the building. Screening fences and walls separate from the building shall be made of the same or compatible finish materials as the building to which it is accessory.
3. All screening fences and walls must be 6 feet tall and the perimeter must be landscaped as follows:
 - Within a minimum of 5 foot wide planting strip adjacent to the fence, provide a continuous row of shrubs planted at a minimum spacing of 5 feet on center for the length of the fence or wall.
4. Trash containers are prohibited within the required front setback.

L. ARCHITECTURAL STANDARDS

1. No portion of a building can exceed 35 feet in length unless articulated with a change in surface material or surface plane. The surface plane or material must be varied by a minimum of 5 feet.
2. For buildings closer than 15' to the side or rear lot line where the building wall is exposed and visible from public areas, a minimum of 50% of the finish materials for said wall area shall match the

materials used on the front façade of the building. If there is a zero lot line wall intended to be a common wall, this standard does not apply.

3. For building elevations that face residential areas or that are visible from public areas, utilize the same building finish materials that have been used on the front façade surface of the building.
4. For buildings that are visible from residential or public areas and that have a roof with less than a 2:12 (vertical to horizontal) pitch, the roof must be concealed by a parapet wall that is at least as high as the highest point of the roof.
5. At least 80% of the front building façade and 50% of other façades visible to the public must have an exterior finish material of brick, stone, stucco, wood, non-reflective glass, or textured concrete.
6. All rooftop mechanical equipment shall be screened on all sides by the architectural elements of the building such as parapet walls or mechanical penthouse rooms that are designed as an integral part of the building. Mechanical penthouse rooms shall not exceed 8 feet in height above the finished wall height of the building.
7. All ground-mounted mechanical equipment shall be screened with walls, fences, or landscaping.

M. PROPERTY OWNER'S ASSOCIATION

A mandatory property owner's association will be established to provide for maintenance of any common areas not dedicated to a public entity such as landscaping and/or open space tracts and stormwater detention ponds.

N. GENERAL

1. Every use shall be operated so that it does not emit an obnoxious or dangerous degree of heat, glare, vibration, radiation, dust, smoke or fumes beyond the property line.
2. No materials or wastes shall be deposited upon any lot in such form or manner that they may be transferred off the lot by natural causes or forces.